063.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,014,900	/	1,014,900
USE VALUE:	1,014,900	/	1,014,900
ASSESSED:	1,014,900	/	1,014,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	13-15 JOHNSON ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	10 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEATING RONALD & HELENE S -
Owner 2:	-
Street 1:	10 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Aluminum Exterior and 2808 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6908.000	571,100	4,700	439,100	1,014,900
Total Card	0.159	571,100	4,700	439,100	1,014,900
Total Parcel	0.159	571,100	4,700	439,100	1,014,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.43 /Parcel: 361.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	40663
GIS Ref	
GIS Ref	
Insp Date	03/12/13

!5484!

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	571,100	4700	6,908.	439,100	1,014,900		Year end	12/23/2021
2021	104	FV	545,100	4700	6,908.	439,100	988,900		Year End Roll	12/10/2020
2020	104	FV	545,100	4700	6,908.	439,100	988,900	988,900	Year End Roll	12/18/2019
2019	104	FV	406,700	4700	6,908.	407,700	819,100	819,100	Year End Roll	1/3/2019
2018	104	FV	406,700	4700	6,908.	407,700	819,100	819,100	Year End Roll	12/20/2017
2017	104	FV	381,400	4700	6,908.	357,500	743,600	743,600	Year End Roll	1/3/2017
2016	104	FV	358,500	4700	6,908.	326,200	689,400	689,400	Year End	1/4/2016
2015	104	FV	319,500	4700	6,908.	288,500	612,700	612,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:16:52

LAST REV

Date	Time
10/11/19	08:56:26
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEATING RONALD	66027-107		9/3/2015	Convenience	1	No	No		
GARDNER GERALDI	65722-351		7/22/2015		825,000	No	No		
	11114-426		5/16/1966			No	No		N

USER DEFINED

Prior Id # 1:	40663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	756	Wood Dec	22,400	C				
1/22/2010	47	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2016	Data Entry	DGM	D Mann
6/29/2016	Sales Review	PT	Paul T
4/5/2016	SQ Returned	MM	Mary M
3/12/2013	Inspected	BR	B Rossignol
4/17/2009	Inspected	163	PATRIOT
4/6/2009	Measured	372	PATRIOT
3/28/2000	Inspected	263	PATRIOT
10/5/1999	Measured	163	PATRIOT
10/5/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6908		Sq. Ft.	Site		0	70.	0.91	12									439,068						439,100	

Total AC/HA:	0.15859	Total SF/SM:	6908	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	439,068	Spl Credit		Total:	439,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06534803
Const Adj.:	0.98000205
Adj $ / SQ:	187.928
Other Features:	123485
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701631
Depreciation:	130503
Depreciated Total:	571128

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

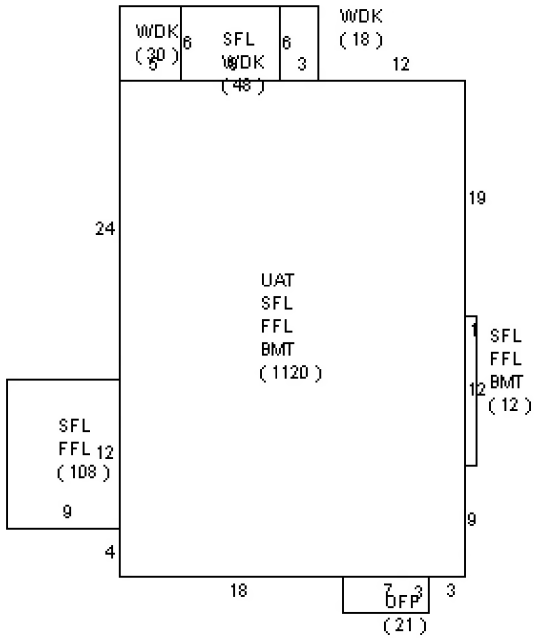
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.93
Special Features:	0	Val/Su Net:	140.77
Final Total:	571100	Val/Su SzAd	225.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,288	187.930	242,051
FFL	First Floor	1,240	187.930	233,030
BMT	Basement	1,132	56.380	63,820
UAT	Upper Attic	280	131.550	36,834
WDK	Deck	96	15.680	1,505
OFP	Open Porch	21	43.120	906

Net Sketched Area:	4,057	Total:	578,146
Size Ad	2528	Gross Area	4897	FinArea	2808
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

PARCEL ID

063.0-0001-0006.0

IMAGE

AssessPro Patriot Properties, Inc